



Application

Narrative

Cash Transmittal

Development Standards



Project Narrative

January 31, 2020

Nationwide Realty Investors' Cavasson, a 134-acre mixed-use development in Scottsdale, will include approximately 1.8 million square feet of market leading commercial office space, 1,600 multifamily units, hotels, retail, restaurants, services and amenities. The walkable community will include tree-lined sidewalks, bike paths, green spaces and community gathering places with ample parking. The project will include an infrastructure investment of approximately \$30 million—delivering new roads, sidewalks, improved connectivity and flood mitigation improvements which will benefit the property and significant acreage surrounding the development. Cavasson is located along Loop 101, at the southwest corner of Hayden Road and Legacy Boulevard.

The initial phase includes a new 460,000 square-foot regional headquarters building for Nationwide Insurance and six-story parking structure now under construction, multifamily apartments, five-story commercial office buildings, a full-service luxury hotel, and a retail & restaurant building.

This development review package presents Cavasson Retail, a single-story, 14,000 sf shell building, with parking, landscape, and pedestrian pathways linking adjacent building sites.

The proposed development complies with the General Plan, Zoning Ordinance, Commercial Design Guidelines, Design Standards and Policies Manual, and other applicable standards of the City of Scottsdale. Specifically, the project addresses the criteria of Scottsdale Zoning Ordinance Section 1.904 as follows:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

The proposed development complies with guidelines and development standards applicable to the parcel, the Design Standards & Policies Manual, Design Guidelines for Office Development, the Greater Airport Character Area Plan, and the General Plan of the City of Scottsdale.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The building is oriented to feature mountain views. The smaller scale of the building balances the scales of the larger office building to the south and hotel to the north and further provides an amenity to both. A park-like trail against the adjacent parking garage broadens the pedestrian experience by linking the project site to its neighbors. The dramatic patio cantilevers and stone site walls make an architectural feature out of the existing site slopes and elevate the aesthetic of the drainage channel along Hayden Rd. Landscaping along the internal streetscape is lush and consistent with a Sonoran Desert palette.

- b. Avoid excessive variety and monotonous repetition;

Each development within the Cavasson Master Plan is uniquely organized. This project offers a smaller scale structure: a jewel among the larger buildings that surround it. As such, there is no other building quite like it planned for Cavasson. It's cantilevering covered patios are a unique, pedestrian-friendly feature. Yet, select materials, site lighting and plantings are held in common between all buildings at Cavasson, serving to unify the collection of buildings into an experientially connected community.

- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The proposed development conforms with the Scottsdale Sensitive Design Principles. Buildings are oriented to emphasize views connecting occupants to the natural desert and mountains beyond. Patios with deep overhangs are provided to encourage occupant engagement with the exterior environment, while protecting them and the building from the harmful effects of the sun. Deeply recessed windows and doors not only provide visual interest but reinforce the "floating" horizontality of the roof planes, and the apparent weight of the stone walls that anchoring those planes to the ground. Exposed (yet protected) wood beams are employed to emphasize traditional construction methods within a modern context. Evocative materials in natural tones and textures seamlessly blend architecture and environment. Abundant shade trees and paved pathways provide exciting spaces for pedestrians to engage with each other and the landscape.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

The ordinance is not applicable to this project.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Project is not located in the Historic Property Overlay District.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Vehicular and pedestrian safety is paramount. Building Egress/Ingress is organized along natural/assumed paths of pedestrian travel. Visitor parking is provided immediately adjacent to the building, limiting the need for folks unfamiliar with the property to traverse the site on foot. ADA parking is organized near the entry to allow mobility challenged persons access to the building without having to cross vehicular pathways. Most parking is available in the adjacent garage via most immediate access to the public way. This reduces the amount of vehicular traffic through the project site, creating a safer and more pedestrian friendly environment.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All mechanical equipment is located on the roof for efficiency and so as not to encumber the site with unsightly devices. Rooftop screening is setback from the building perimeter to limit sight lines. To unify

the aesthetic, the screens utilize similar metal panels and colors as employed elsewhere on the building. Ground-mounted electrical transformers and utility pedestals are located where viewing from significant vehicular and pedestrian pathways will be limited, and all are screened with landscape. It is anticipated that any grease traps supporting any restaurant use of the space would be buried in the landscape at the southwest corner of the building.

5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The project is not located within the downtown area. These requirements are not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

Neither program is applicable to the project, though signature open space and enhanced pedestrian amenities are incorporated into the Cavasson master plan.



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Development Application



Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Land Divisions
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Subdivision (PP)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Subdivision (Minor) (MD)
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Wash Modification (WM)	<input type="checkbox"/> Land Assemblage
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Historic Property (HP)	Other
<input type="checkbox"/> Development Agreement (DA)	Wireless Communication Facilities	<input type="checkbox"/> Annexation/De-annexation (AN)
Exceptions to the Zoning Ordinance	<input type="checkbox"/> Small Wireless Facilities (SW)	<input type="checkbox"/> General Plan Amendment (GP)
<input type="checkbox"/> Minor Amendment (MN)	<input type="checkbox"/> Type 2 WCF DR Review Minor (SA)	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	Signs	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Variance/Accommodation/Appeal (BA)	<input type="checkbox"/> Master Sign Program (MS)	Other Application Type Not Listed
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Community Sign District (MS)	<input type="checkbox"/> Other: _____

Project Name: Cavasson Retail

Property's Address: 7965 E Cavasson Blvd, Scottsdale AZ 85255

Property's Current Zoning District Designation: PCD

The property owner shall designate an agent/applicant for the Development Application. This person shall be the owner's contact for the City regarding this Development Application. The agent/applicant shall be responsible for communicating all City information to the owner and the owner application team.

Owner: <u>GARY NUSS</u>	Agent/Applicant: <u>Kenneth O Miller Jr</u>
Company: <u>NATIONWIDE REALTY INVESTORS, LTD</u>	Company: <u>Butler Design Group, Inc.</u>
Address: <u>375 NORTH FRONT ST Columbus, OH 43215</u>	Address: <u>5017 E Washington St #107, Phoenix AZ 85034</u>
Phone: <u>614 857 2330</u> Fax: _____	Phone: <u>602-957-1800</u> Fax: <u>---</u>
E-mail: <u>G.NUSS@NATIONWIDE.COM</u>	E-mail: <u>kmiller@butlerdesigngroup.com</u>
Designer: <u>See Applicant Info</u>	Engineer: <u>---</u>
Company: _____	Company: <u>---</u>
Address: _____	Address: <u>---</u>
Phone: _____ Fax: _____	Phone: <u>---</u> Fax: <u>---</u>
E-mail: _____	E-mail: <u>---</u>

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2).

- ☒ This is not required for the following Development Application types: AN, AB, BA, II, GP, TA, PE and ZN. These applications¹ will be reviewed in a format similar to the Enhanced Application Review methodology.



Enhanced Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.



Standard Application Review:

I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature

Agent/Applicant Signature

Official Use Only

Submittal Date:

Development Application No.:

Planning and Development Services

7447 East Indian School Road Suite 105, Scottsdale, Arizona 85251 • www.ScottsdaleAZ.gov

Development Application

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Revision Date: 5/10/2018

6-DR-2020
6/29/2020

Development Application

Review Methodologies



Review Methodologies

The City of Scottsdale maintains a business and resident friendly approach to new development and improvements to existing developments. In order to provide for flexibility in the review of Development Applications, and Applications for Permitting, the City of Scottsdale provides two methodologies from which an owner or agent may choose to have the City process the application. The methodologies are:

1. Enhanced Application Review Methodology

Within the parameters of the Regulatory Bill-of-Rights of the Arizona Revised Statutes, the Enhanced Application Review method is intended to increase the likelihood that the applicant will obtain an earlier favorable written decision or recommendation upon completion of the city's reviews. To accomplish this objective, the Enhanced Application Review allows:

- the applicant and City staff to maintain open and frequent communication (written, electronic, telephone, meeting, etc.) during the application review;
- City staff and the applicant to collaboratively work together regarding an application; and
- City staff to make requests for additional information and the applicant to submit revisions to address code, ordinance, or policy deficiencies in an expeditious manner.

Generally, the on-going communication and the collaborative work environment will allow the review of an application to be expedited within the published Staff Review Time frames.

2. Standard Application Review Methodology:

Under the Standard Application Review, the application is processed in accordance with the Regulatory Bill-of-Rights of the Arizona Revised Statutes. These provisions significantly minimize the applicant's ability to collaboratively work with City Staff to resolve application code, ordinance, or policy deficiencies during the review of an application. After the completion the city's review, a written approval or denial, recommendation of approval or denial, or a written request for additional information will be provided.

The City is not required to provide an applicant the opportunity to resolve application deficiencies, and staff is not permitted to discuss or request additional information that may otherwise resolve a deficiency during the time the City has the application. Since the applicant's ability to collaboratively work with Staff's to resolve deficiencies is limited, the total Staff Review Time and the likelihood of a written denial, or recommendation of denial is significantly increased.

In addition to the information above, please review the Development Application, and/or the Application for Permitting flow charts. These flow charts provide a step-by-step graphic representation of the application processes for the associated review methodologies.

Note:

1. Please see the Current Planning Services and Long Range Planning Services Substantive Policy Statements and Staff Review Timeframes for Development Applications, number III.

Planning and Development Services

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Development Application

Arizona Revised Statutes Notice



§9-834. Prohibited acts by municipalities and employees; enforcement; notice

- A. A municipality shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, ordinance or code. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.
- B. Unless specifically authorized, a municipality shall avoid duplication of other laws that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.
- C. This section does not prohibit municipal flexibility to issue licenses or adopt ordinances or codes.
- D. A municipality shall not request or initiate discussions with a person about waiving that person's rights.
- E. This section may be enforced in a private civil action and relief may be awarded against a municipality. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against a municipality for a violation of this section.
- F. A municipal employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the municipality's adopted personnel policy.
- G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

Planning and Development Services

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